

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 23, 2021

Ladera Enterprises, LLC., Dan Rich, emeraldprops@aol.com

Site: ABQ RV & Boat Storage - 2201 Vista Oriente St NW - H10E030 – NMR1000K2

Re: Drainage Ordinance (14-5-2-11) Violations for Erosion and Sediment Control

This is the 1st Violation Notice. During a routine inspection on 8/19/2021, the following violations were observed.

- 1) Failure to provide self-inspection reports when requested (1st Violation Notice)
- 2) The silt fence has fallen off of the stakes and is full of sediment (1st Violation Notice)
- 3) Concrete washout is on the ground outside of the lined container (1st Violation Notice)

This site first began in 2017 as a site on the south side of Vista Oriente and expanded to the north side when a staging area was located there. The NPDES permit was expanded to include the staging area and Phase 2 on the north side of Vista Oriente in early 2020. The staging area was inspected three times by the City in 2020, with an informal notification of violation for washout e-mailed to you on 4/9/2020.

The actual Phase 2 construction didn't start until this year. The City's first inspection of Phase 2 was 4/22/2021, which resulted in an informal e-mail notification of violations, including 1) sediment in the street, 2) failure to maintain silt fence, and 3) self-inspection reports were requested but not provided.

At the inspection on 8/19/2021, the SWPPP was not available onsite. The washout facility is located in the northeast corner of the site, the low corner of the site. Drainage from most of this site goes through that corner and is likely to wash contaminants downstream. Some of the concrete washouts missed the lined container and were lying on the ground in the path of stormwater runoff. The concentrated drainage to that corner exceeds the capacity of the silt fence, as evidenced by the sediment that was washed downstream into the adjacent parking lot.



Aug 20, 2021 12:09:23 PM
7944 Austin Avenue Northwest
Albuquerque
Bernalillo County
New Mexico
Index number: 64

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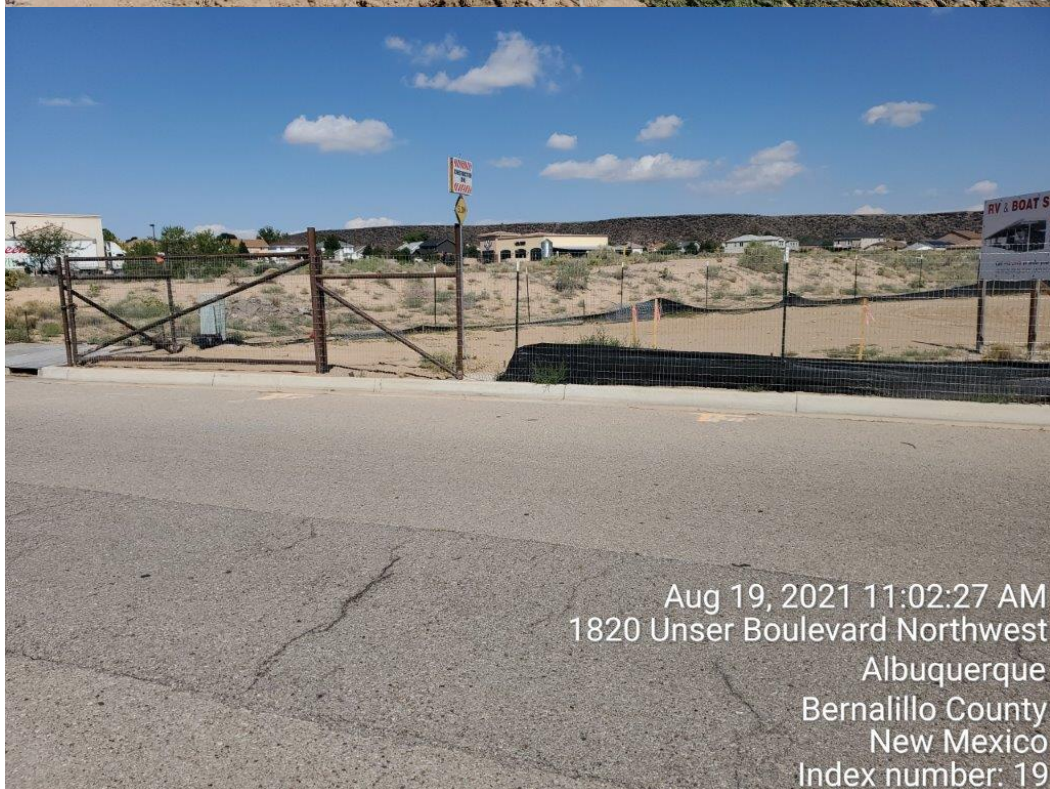
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Aug 19, 2021 11:32:00 AM
7948 Austin Avenue Northwest
Albuquerque
Bernalillo County
New Mexico
Index number: 23



Aug 19, 2021 11:02:27 AM
1820 Unser Boulevard Northwest
Albuquerque
Bernalillo County
New Mexico
Index number: 19



Aug 19, 2021 11:04:18 AM
2201 Vista Oriente Street Northwest
Albuquerque
Bernalillo County
New Mexico
Index number: 20

Required Mitigation:

- 1) The SWPPP must be kept up-to-date and available onsite per CGP 7.1. If an onsite location is unavailable to keep the SWPPP when no person is present, a notice of the plan's location must be posted near the main entrance of your construction site CGP 7.3. The SWPPP needs to be updated to include a revised ESC Plan showing the information from the most recently revised G&D Plan, a new location for the washout and waste containers, the new staging area now located on the neighbor's property west of this site, and add a Stabilization Plan, particularly for the new staging area. The SWPPP should also include the stormwater team members and their training credentials, and the operator signatures must be up-to-date. The SWPPP checklist is attached. The SWPPP will be checked onsite at a follow-up inspection.
- 2) Direct wash water from concrete, paint, and stucco into a leak-proof container per CGP 2.3.4. The washout facility needs to be moved to a higher location out of the path of stormwater runoff. The concrete washout that is on the ground needs to be removed and disposed of in a proper construction waste container.
- 3) Where sediment has been tracked out from your site onto paved roads and sidewalks, remove the deposited sediment by the end of the same business day CGP 2.2.4.d. Remove the sediment that has been washed into the neighbors parking lot.

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- 4) Ensure that all stormwater controls (BMPs) are maintained and remain in effective operating condition during permit coverage per CGP 2.1.4. If at any time you find that a stormwater control needs routine maintenance, you must immediately initiate the needed maintenance work and complete such work by the close of the next business day. When the problem requires a new or replacement control or significant repair, install the new or modified control and make it operational, or complete the repair, by no later than seven (7) calendar days from the time of discovery per CGP 5. A properly sized diversion and sediment trap should be designed and constructed along the east side of this site. None of the stormwater from this site should enter the adjacent parking lot to the east. The silt fence is still needed around the entire perimeter of the site.
- 5) The ESC Plan needs to be updated to reflect the sediment trap and diversion. See the revised G&D Plan attached, and note that a sediment trap should be sized for at least 5 acres at 3600 cf/acre = 18,000 cf minimum volume, and it should have a non-erosive spillway into the street to the south. So the temporary pond will be a lot bigger than the permanent pond.

If the violations are not mitigated within ten days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance, and the non-compliance will be reported to the EPA.

If you have any questions, you can contact me at 924-3420, jhughes@cabq.gov.

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Hydrology/Stormwater Quality
Planning Dept.